

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston County**

State: **SC**

PJ's Total HOME Allocation Received: **\$12,696,912**

PJ's Size Grouping*: **B**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	12			
Program Progress:							
% of Funds Committed	94.90 %	93.54 %	6	93.55 %	64	61	
% of Funds Disbursed	85.98 %	85.02 %	7	86.03 %	40	43	
Leveraging Ratio for Rental Activities	32.2	5.39	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.34 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	63.39 %	69.75 %	8	70.65 %	28	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.44 %	81.75 %	2	81.57 %	93	90	
% of 0-30% AMI Renters to All Renters***	69.23 %	33.71 %	1	45.66 %	89	86	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.41 %	1	96.25 %	100	100	
Overall Ranking:			In State:	1 / 12	Nationally:	90 89	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$2,031	\$14,712		\$27,146	39 Units	7.40 %	
Homebuyer Unit	\$11,954	\$30,772		\$15,140	145 Units	27.40 %	
Homeowner-Rehab Unit	\$18,459	\$20,822		\$20,860	314 Units	59.40 %	
TBRA Unit	\$548	\$610		\$3,210	31 Units	5.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,313	\$117,654	\$24,467
State:*	\$76,087	\$10,937	\$22,391
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	53.8	22.1	5.1	0.0	Single/Non-Elderly:	0.0	52.4	33.4	0.0
Black/African American:	43.6	64.8	94.3	0.0	Elderly:	100.0	3.4	37.9	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	23.4	8.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	11.7	15.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	2.8	5.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	2.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.6	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	4.1	0.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	87.2	26.9	34.7	0.0	Section 8:	100.0	0.0 [#]		
2 Persons:	12.8	16.6	22.6	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	30.3	24.2	0.0	Other:	0.0			
4 Persons:	0.0	15.9	11.8	0.0	No Assistance:	0.0			
5 Persons:	0.0	3.4	3.5	0.0					
6 Persons:	0.0	0.7	1.9	0.0					
7 Persons:	0.0	0.0	1.0	0.0					
8 or more Persons:	0.0	0.0	0.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 90
 (Percentile)
 State Rank: 1 / 12 PJs Overall Rank: 89
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	63.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.81	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

